185.A	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,200 / 738,200
					USE VALUE:	738,200 / 738,200
					ASSESSED:	738,200 / 738,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALMEIDA PAUL
Owner 2:	ALMEIDA-SOUSA KIMBERLY
Owner 3:	
Street 1:	45 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LATTY RALPH M & MARION S -
Owner 2:	-
Street 1:	45 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,320 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9320.000	248,500		489,700	738,200
Total Card	0.214	248,500		489,700	738,200
Total Parcel	0.214	248,500		489,700	738,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.49 | /Parcel: 501.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 131360
GIS Ref:
GIS Ref:
Insp Date: 08/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 185.A-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	248,500	0	9,320.	489,700	738,200	738,200	Year End Roll	12/18/2019
2019	101	FV	251,700	0	9,320.	489,700	741,400	741,400	Year End Roll	1/3/2019
2018	101	FV	251,300	0	9,320.	412,800	664,100	664,100	Year End Roll	12/20/2017
2017	101	FV	251,300	0	9,320.	377,800	629,100	629,100	Year End Roll	1/3/2017
2016	101	FV	251,300	0	9,320.	321,800	573,100	573,100	Year End	1/4/2016
2015	101	FV	208,500	0	9,320.	279,800	488,300	488,300	Year End Roll	12/11/2014
2014	101	FV	208,500	0	9,320.	258,900	467,400	467,400	Year End Roll	12/16/2013
2013	101	FV	208,500	0	9,320.	246,300	454,800	454,800		12/13/2012

!14389!

PRINT

Date	Time
12/11/20	04:14:49

LAST REV

Date	Time
08/30/18	13:28:08
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14389

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LATTY RALPH M &	1346-131		11/15/2007	Change>Sale	387,000	No	No		
	808-165		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	131360
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2007	1142	Renovate	35,000			G9	GR FY09	re-do kitchen/bath

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	PT	Paul T
12/29/2008	Measured	163	PATRIOT
12/3/2008	MLS	MM	Mary M
11/13/2000	Mailer Sent		
3/1/2000	Inspected	276	PATRIOT
1/7/2000	Measured	163	PATRIOT
11/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9320		Sq. Ft.	Site		0	70.	0.75	7									489,718						489,700	

Total AC/HA: 0.21396 | Total SF/SM: 9320 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 489,718 | Spl Credit | Total: 489,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	87017
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305298
Depreciation:	56785
Depreciated Total:	248512

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

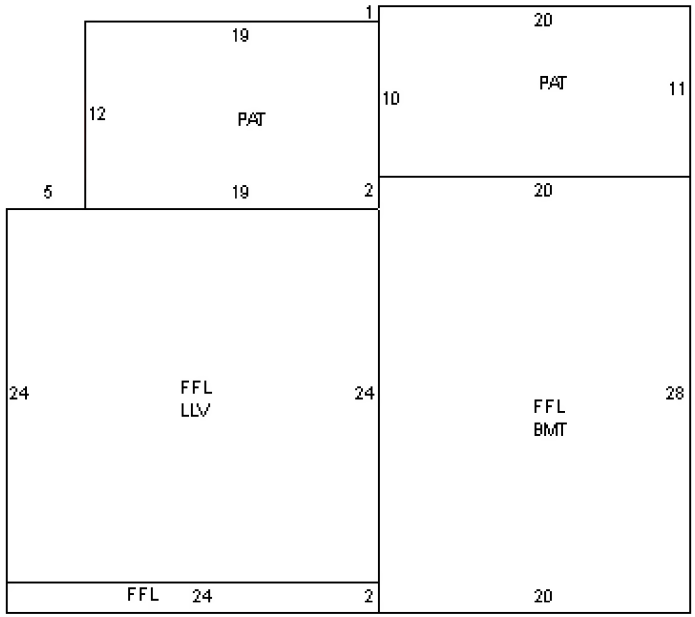
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	126.970	150,330
LLV	Lower Level	576	78.560	45,251
BMT	Basement	560	38.090	21,331
PAT	Patio	448	3.060	1,369

Net Sketched Area:	2,768			Total:	218,281
Size Ad	1184	Gross Are	2768	FinArea	1472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	89.78
Final Total:	248500	Val/Su SzAd	209.88

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 185.A-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	